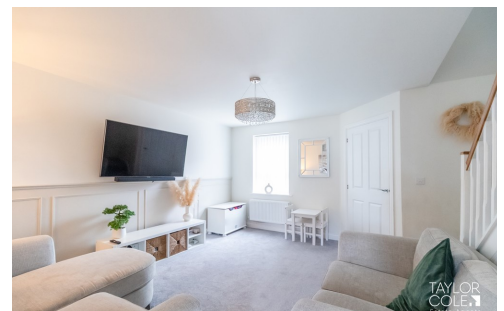




Rosings Drive  
, Tamworth, , B78 3EZ

£275,000

# Property Features

- Attractive and modern three bedroom home
- Spacious living room with a bright and comfortable feel
- Modern fitted kitchen with dining space and French doors to the garden
- Convenient ground floor guest cloakroom
- Three well-proportioned bedrooms, main bedroom with fitted wardrobes
- Contemporary family bathroom
- Additional storage cupboards
- Driveway to the side of the property providing ample parking
- Private enclosed rear garden with lawn and patio areas
- Ideal for first-time buyers, young families, or downsizers

## Full Description

This well-presented three bedroom home offers a modern layout with bright interiors, practical storage, and a private rear garden, making it an excellent choice for first-time buyers, small families, or downsizers.

### THE FORE

At the front, the property features a smart brick facade with driveway parking to the side of the house, also providing access to the rear garden.

### GROUND FLOOR

On the ground floor, the home opens with a hallway leading into a spacious living room that provides a comfortable setting for everyday life. To the rear, a modern fitted kitchen with dining space enjoys French doors that open directly onto the garden, making it perfect for entertaining and family meals. A guest cloakroom and useful storage cupboard add to the practicality of this floor.

### LIVING ROOM

12' x 14' 3" (3.66m x 4.34m)

### KITCHEN/DINER

14' 9" x 8' 8" (4.5m x 2.64m)

### WC

6' 3" x 2' 7" (1.91m x 0.79m)

### FIRST FLOOR

The first floor comprises three well-sized bedrooms. All three bedrooms are doubles with the third having the potential to be turned into a dressing room or home office. All three are served by a modern family bathroom.



### BEDROOM ONE

8' x 12' (2.44m x 3.66m)

### BEDROOM TWO

11' 1" x 8' (3.38m x 2.44m)

### BEDROOM THREE

6' 6" x 8' 8" (1.98m x 2.64m)

### BATHROOM

6' 6" x 9' 4" (1.98m x 2.84m)

### THE REAR

To the rear, the garden provides a mix of lawn and patio, offering a private outdoor retreat for summer dining, play, or relaxation.

### ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

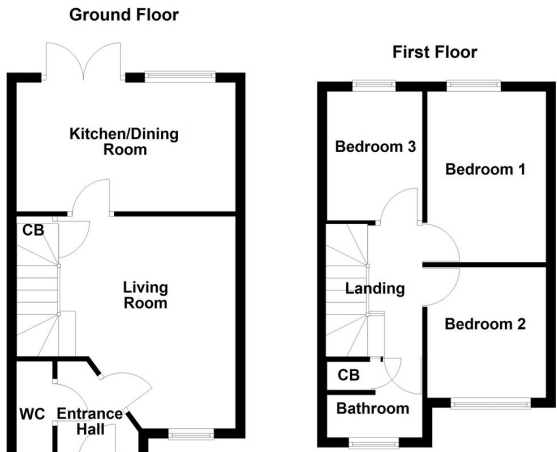
### TENURE

We have been advised that this property is freehold however, prospective buyers are advised to verify the position with their solicitor / legal representative.

### VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             | 83 B    | 96 A      |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

8 Victoria Road  
Tamworth  
Staffordshire  
B79 7HL

[www.taylorcole.co.uk](http://www.taylorcole.co.uk)  
[sales@taylorcole.co.uk](mailto:sales@taylorcole.co.uk)  
01827 311412

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements